

Steven J. Leinwand, Chm.; Stephen T. Gionfriddo, Vice-Chm; Louis A. Carta, COMMISSION  
Seb J. Passanesi, Rose Sbalcio, Alternates: Vincent J. Loffredo, Sebastian MEMBERS  
J. Garafalo, Dir. P. W. Salvatore Fazzino, Ex-Officio PRESENT

Mayor Michael J. Cubeta, Jr., Ex-Officio; Emanuel A. Pattavina, MEMBERS  
Cos Giuffrida, Alternates: Paul H. Bixby, George L. Augustine ABSENT

Alternate Vincent J. Loffredo acted for absent Comm. Emanuel A. Pattavina. ACTING  
Also Alternate Sebastian J. Garafalo acted for Comm. Cos Giuffrida who was MEMBERS  
excused from the Public Hearing at 8:20 P.M. Also Comm. Garafalo became  
Acting Secretary.

George A. Reif, Director; Althea Rinaldi, Hope Kasper STAFF

Robert Frank, Building Division; Lucas Held, Reporter, Middletown Press; OTHERS  
also 12 members of the audience.

A Public Hearing was held prior to this meeting. There is a separate P.H. PRIOR  
transcript of the Public Hearing. TO MEETING

Chm. Leinwand read a letter to the Commission from the Westfield Residents  
for the Rational Development of Middletown thanking the Commission for  
advertising in the City Brief's Section of the Middletown Press

Joan Chelius addressed the Commission in regard to a potential zoning DISCUSSION  
violation located on 284 Hunting Hill Avenue. This building is located WITH THE  
in an R-1 zone. She told the Commission the owner of the building, Richard PUBLIC  
Lindquist, is adding a third dwelling unit to his building presently oc-  
cupied as two dwelling units. Several other neighbors were in agreement  
with Joan Chelius. A motion was made to continue the discussion which was  
Item 6.1 on the Agenda under New Business by Comm. Loffredo and seconded  
by Comm. Garafalo. Vote was unanimous. Comm. Gionfriddo disqualified himself.

On motion and second by Comms. Gionfriddo and Passanesi, the Commission ap- APPROVED  
proved the minutes of the 8/11/82 meeting. Vote was unanimous. The Commis-MINUTES 8/11/82  
sion also confirmed receipt of pages 1 - 28 of the 8/11/82 Public Hearing  
transcript.

Due to a lengthy Public Hearing the following items on the Agenda were TABLED ITEMS  
tabled on motion and second by Comms. Passanesi and Loffredo. Vote was 5.1, 5.3, 5.4,  
unanimous. 5.5, 5.6, 6.4,  
6.5, & 6.6

- 5.1 Schwarzkopf Subdivision, John L. Boccalatte, Atty., for the Estate
- 5.3 Proposed change of designation of Central Business District from B-3 to B-1
- 5.4 Proposal to permit modification of frontage and area requirement of sub-  
division along existing City streets served by City water/sewer.
- 5.5 Proposal to rezone several areas with major apartment developments now  
either R-1 or R-2 or R-3 zones.
- 5.6 Proposal to change the minimum lot width requirement in the I-2 Zone  
(Item 36.03) and Interstate Trade (IT) Zone (Item 25.03) from the current  
75 feet to 200 feet.
- 6.4 Designation of Commission member to service on the Sidewalk Committee.
- 6.5 G.S. 8-24 Report Sanitary Landfill Scale, northend. City of Middletown
- 6.6 G.S. 8-24 Report Police Firing Range, located at Mt. Higby Reservoir

On motion and second by Comms. Garafalo and Gionfriddo, the Commission approved the proposed special exception for the expansion of Pine Grove Cemetery for applicant/agent Pine Grove Cemetery Corporation/ Atty. William Howard conditional upon a revised site plan with the following stipulations. These stipulations include: 1. Incorporating the deed restrictions stated in Atty. Howard's letter in the site plan. This document was not received in the Planning and Zoning office. 2. Show streambelt protection in the amount of 50 feet or in accordance with the "Topographic Map of the City of Middletown with drainage and Inland Wetlands superimposed" produced by Aerial Data Reduction Associates, Inc. with drainage systems and Inland Wetlands superimposed by James P. Purcell Associates, whichever is greater. The final site plan cannot be prepared until receipt of the above mentioned map. Vote was unanimous. Yes votes were: Comms. Leinwand, Gionfriddo, Sbalcio, Carta, Garafalo, and Loffredo.

APPROVED  
S.E. EXPANSION  
PINE GROVE  
CEMETERY  
STEVENS LANE  
HIGHLAND AVE.  
PINE GROVE  
CEMETERY CORP.  
SE82-12

The Commission on motion and second by Comms. Gionfriddo and Sbalcio amended the site plan for Fanis and Ganaros, 430 Highland Avenue, to include no less than 12 posts, set no further apart than 5 1/2 feet, and to extend a minimum of 2 1/2 feet above grade in lieu of a planting buffer. These posts shall be 3 1/2 inch concrete filled iron pipe or equivalent. Fanis and Ganaros were given 30 days to install the above. Vote was unanimous to complete agreement with the Zoning Enforcement Officer.

AMENDED SITE  
PLAN  
FANIS & GANAROS  
430 HIGHLAND  
AVE. SPR75-31

The Commission requested that a letter be sent to Richard Lindquist advising him that an addition of a third dwelling unit to his building is not permitted in an R-1 zone per the Zoning Code of the City of Middletown. Comm. Gionfriddo disqualified himself on this item. (Opponents Exhibits 1, 2, 3 - See office file, zoning violations) Building is located on 284 Hunting Hill Avenue.

POSSIBLE  
ZONING VIOLA-  
TION RICHARD  
LINDQUIST  
284 HUNTING  
HILL AVE.

On motion and second by Comms. Gionfriddo and Loffredo, the Commission scheduled a Public Hearing on 9/8/82 for the proposed Special Exception to permit an adaptive use of an historically significant building to change current use of a 3 family dwelling to 2 professional offices and 1 2nd floor apartment for applicant/agent Ronald E. and Suzanne Nettleton. Vote was unanimous. This building is located on 31 Broad Street.

SCHEDULED P.H.  
9/8/82 S.E.  
CONVERT 3  
FAMILY DWELLING  
TO TWO OFFICES  
31 BROAD ST.  
NETTLETON SE8214

The Commission tabled warehouse off-street parking requirement for a mini-warehouse complex located off Newfield Street on motion and second by Comms. Gionfriddo and Loffredo. This action was taken pending a new site plan showing present buildings, new buildings, parking spaces, and area for future parking. Vote was unanimous.

TABLED OFF-  
STREET PARKING  
NEWFIELD STREET  
RICHARD BELL  
SPR82-18

The Commission approved the special exception on motion and second by Comms. Loffredo and Gionfriddo for the conversion of the Yacht Club to a restaurant in the RF zone located on Harbor Drive subject to departmental staff approval. Applicant/agent Frank Maratta, Jr. Carl Maratta and The Harborfront Restaurant, Inc./Attorney Carl Fortuna. Items to be complied with are: 1. Parking spaces and access for the handicapped. 2. Site for sanitary storage of garbage. 3. Determine if building will need sprinkler system. If system is needed, provide adequate water supply. 4. Widen driveway between the two parking areas for two-way traffic and provide drop-off place. Vote was unanimous.

APPROVED S.E.  
CONVERSION OF  
YACHT CLUB TO  
RESTAURANT  
HARBOR DRIVE  
FRANK, JR. &  
CARL MARATTA  
SE82-13

Comm. Loffredo requested a review of the Planned Residential Developments, a special exception use, Section 44.08.22, at the next meeting.

No Reports

REPORTS

Adjournment 11:45 P.M.

ADJOURNMENT

Sebastian J. Garafalo, Acting Secretary

PLANNING & ZONING COMMISSION

Approved at the Meeting of \_\_\_\_\_

TABLE OF CONTENTS

Z82-9, Middletown Land Associates, proposed amendment to the Zoning Code in regard to the Corporate Office Zone, CO Zone.  
Documents entered at the 8/25/82 Public Hearing of the Planning and Zoning Commission.

PROPONENTS

- Exhibit A - Gladstone Report.....See office file.
- Exhibit B - Aerial View looking north "A".....See office file.
- Exhibit C - Aerial View looking south "B".....See office file.
- Exhibit D - Vicinity Map by Purcell and Taylor dated 7/6/82.....See office file.
- Exhibit E - Land of Middletown Land Associates dated  
7/2/82 by Harry T. Jarrett.....See office file.
- Exhibit F - Vicinity Map including schematic site plan &  
approximate boundaries of surrounding owners.....See office file.
- Exhibit G - Topographic Map of the City of Middletown,  
Sheet No. D7.....See office file.
- Exhibit H - Illustrative rendering of both parcels.....See office file.
- Exhibit I - Topographical Map.....See office file.
- Exhibit J - Exhibit showing location of numbered photographs.....See office file.
- Exhibit K - Site Plan showing Building Data.....See office file.
- Exhibit L - Artistic Rendering of Phase I (6.36 acre parcel).....See office file.
- Exhibit M - Exhibit showing elevation of Buildings A & B on  
30+-acre parcel & Building C on 6.36 acre parcel.....See office file.
- Exhibit N - Floor Plans for Building on 6.36 acre parcel.....See office file.
- Exhibit O - Utilities site plan showing extension of water  
and sewer lines.....See office file.
- Exhibit P - Traffic Impact Study prepared by James  
P. Purcell Associates, 8/82.....See office file.
- Exhibit Q - Site Plan for 6.36 acre parcel.....See office file.

OPPONENTS

No exhibits presented.

Z82-8, Middletown Land Associates, proposed amendment to the Zoning Map,  
6.36 acre parcel located on Country Club Road.

PROPONENTS

Exhibits A through Q under file number Z82-9 has been entered as part of the record  
of this proposal.

OPPONENTS

No exhibits presented.